

OMB No. 0704-0188

**NATIONAL REGISTER  
LISTED**

**JUN 08 2005**

☐ entered in the National Register. \_\_\_\_\_  
☐ See continuation sheet.

☐ determined eligible for the National Register \_\_\_\_\_  
☐ See continuation sheet.

☐ determined not eligible for the National Register \_\_\_\_\_

☐ removed from the National Register \_\_\_\_\_

☐ other, (explain:) \_\_\_\_\_

Fitz, Leslie A., House  
Name of Property

Riley County, Kansas  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            | 1               | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 1            | 1               | total      |

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

### Number of contributing resources previously listed in the National Register

N/A

## 6. Function or Use

### Historic Functions

(Enter Categories from instructions)

Domestic: single dwelling

### Current Functions

(Enter categories from instructions)

Domestic: single dwelling

## 7. Description

### Architectural Classification

(Enter categories from instructions)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals

Arts and Crafts

Tudor Revival

### Materials

(Enter categories from instructions)

Foundation: Native limestone

Walls: Wood, native limestone, bricks, stucco, concrete

Roof: Asphalt

Other: Interior chimney - brick

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Fitz, Leslie A., House  
Name of Property

Riley County, Kansas  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☒ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### Areas of Significance

(Enter categories from instructions)

Architecture

Agriculture

### Period of Significance

1914 - 1923

### Significant Dates

1914

### Significant Person

(Complete if Criterion B is marked above)

Fitz, Leslie Arthur

### Cultural Affiliation

### Architect/Builder

Unknown

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey  
# \_\_\_\_\_

- ☐ recorded by Historic American Engineering

Record # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☒ University
- ☐ Other

Name of repository:



Fitz, Leslie A., House  
Name of Property

Riley County  
County and State

## 10. Geographical Data

Acreage of Property 70' by 150'

### UTM References

(Place additional UTM references on a continuation sheet.)

|      |         |   |   |   |   |          |   |   |   |   |   |   |   |   |   |
|------|---------|---|---|---|---|----------|---|---|---|---|---|---|---|---|---|
| 1    | 1       | 4 | 7 | 0 | 9 | 6        | 8 | 0 | 4 | 4 | 3 | 9 | 4 | 0 | 0 |
| Zone | Easting |   |   |   |   | Northing |   |   |   |   |   |   |   |   |   |
| 2    |         |   |   |   |   |          |   |   |   |   |   |   |   |   |   |

|      |         |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|------|---------|--|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| 3    |         |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Zone | Easting |  |  |  |  | Northing |  |  |  |  |  |  |  |  |  |
| 4    |         |  |  |  |  |          |  |  |  |  |  |  |  |  |  |

☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

Name/title Ronald R. and Dixie Lee West  
Organization N/A Date 22 October 2004  
Street & number 1014 Houston street Telephone 785-539-2308  
City or town Manhattan State Kansas Zip code 66502

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of the property.

#### Additional items

(Check with SHPO or FPO for any additional items)

## Property Owner

Name Ronald R. West and Dixie Lee west  
Street & number 1014 Houston Street Telephone 785-539-2308  
City or town Manhattan State Kansas Zip code 66502

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 7 Page 1

---

DESCRIPTION

Summary

The Fitz House is located at 1014 Houston Street (on lot 372 and the east 20 feet of lot 373 in Ward 5) in Manhattan, Riley County, Kansas and was built in 1914 by and for Professor Leslie Arthur Fitz. The exterior displays features of both the Tudor Revival and Arts and Crafts (Craftsman bungalow) architectural styles and the interior is distinctively Arts and Crafts (Craftsman) in style. The house is a two-and-a-half story structure of approximately 2000 square feet excluding the full basement. The basement walls/foundation, front porch, and the exterior chimneys (2) are handcrafted native Cottonwood and Neva limestone. The ground floor level is clapboard, and the upper levels of the house, levels 2 and 3, are stucco/faux half-timbered. Original metal corners protect the outside corner edges of the 5" clapboard where they meet on the ground floor level.

The footprint of the house is rectangular with the long axis oriented east/west. The roof is cross-gabled with a north-south ridge bisecting the long, east-west ridge. Across the front, facing south, is a full-width, recessed porch that is 8 feet deep and constructed of handcrafted native limestone balustrade with two stone arches facing south and one each facing east and west. A screened-in projecting porch, 6.5 feet wide, with a gable roof beginning at the northwest corner of the house extends 16 feet east along the north side, back, of the house. The wainscoted walls and ceiling of this, the back porch, is original, as is the wainscoted ceiling of the front porch. On the second floor a gabled dormer, 13 feet long and 8.5 feet deep along the south side, encloses a sun (sleeping) porch. This dormer is offset east of the main north-south ridge and contains four, side by side, double-hung windows facing south and one double-hung window facing east and another facing west. The steep (45 degree) roof is shingled with architectural asphalt shingles, and although not original, are architecturally compatible with the house. It is believed that the original shingles were wood. The deep eaves with faux rafters and beams are open as is the deep rake. All gutters and downspouts appear to be original. The interior chimney on the north-south ridge is handcrafted native limestone as is the exterior fireplace on the gable end of the east-west ridge.

Elaboration

**South/Street Façade:** The south façade, facing Houston Street, has a complete ground floor elevation and is arrived at by climbing the five steps to the floor of the recessed front porch. Arches of handcrafted native limestone in the balustrade that enclose the south (front) and west and east sides of the porch are particularly striking. Four square, tapered wooden columns on the balustrade support the porch roof. The second floor is exposed at the end of a faux half-timbered gable that extends the full width of the house, but is interrupted by a gabled dormer centered about ten feet west of the east side of the house. Fenestration of the south side, ground floor, consists of three windows and the paneled front door. The windows are double-hung, side-by-side, and the front door is oak with full length and width



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 7 Page 2

---

of double beveled plate glass and all are original to the house. On the second level there are six double-hung windows facing south and one each facing east, the other west. Two of these windows, side by side, are on the west side of the main north-south gable and the other four are in the gabled dormer of the sun porch noted above. The upper level, stucco and faux half-timbered, has three side-by-side awning windows centered under the north-south ridge. Above these windows is a triangular louvered area for ventilation of the attic crawl space.

**East Façade:** The ground floor level of the east façade is clapboard with a fireplace chimney of handcrafted native limestone, Cottonwood and Neva, near the middle of the south half of the façade. This fireplace chimney extends from the ground level to above the ridge of the east-west gable. On either side of the fireplace chimney in the ground level are two small fixed windows. Two double-hung windows, side by side, centered in the north half of the east facade complete the fenestration of the ground level of this façade. The second and upper levels of the east façade are stucco and faux half-timber and there are two double-hung windows, one on either side of the fireplace chimney at the second floor level. At the upper level is a small, double-hung window that is offset slightly to the north of the main east-west ridge. There are awning windows in the native limestone basement wall on this façade, one of either side of the fireplace chimney and a third one near the middle of the north half of the façade. One of the four handcrafted native limestone arches of the front porch is visible from this façade.

**North Façade:** At the ground level of the north façade, rear of the house, there is a gabled projecting screened-in porch with four windows, side by side, facing north and one each on the east and west ends of the porch. The back door of the house opens onto this porch at the east end of the porch. The top half of this paneled pine door is glass. Two double-hung windows, side by side, east of this porch complete the fenestration of this level. Both the house and porch at this level are clapboard. The second and third levels are stucco and faux half-timbered and there are two double-hung windows on the second level, one centered approximately in the east half of the façade and the other centered approximately in the west half of the façade. The three, side by side, awning windows of the third level are positioned as are those described for the south façade. There is a single awning window in the basement wall of this façade and it is located beneath the double-hung windows of the ground floor level.

**West Façade:** Near the center at ground level in the west façade is a paneled pine door with the upper half glass that leads to the basement. There are two awning windows in the basement wall, one near the center of the north half of the façade and the other near the center of the south half. The ground floor level is clapboard and the upper two levels are stucco and faux half-timbered. At the lower level are two small double-hung windows, side by side, slightly north of the center of the north half of the façade. Two larger double-hung windows, side by side, are located in the front, south half of this façade. One of the four handcrafted native limestone arches of the front porch is visible from this façade. Between the first and second floor levels there is a single, double-hung window near the center of the façade; this contains frosted glass and provides natural light for an interior stairway. There are three double-hung



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 7 Page 3

---

windows in the second level; two of these are side by side in the south half of the façade and the other one is located in the north half. In the upper, third, level there is a small, double-hung window centered under the east-west ridge like the one located in the east façade.

**Interior Features**

The interior of the Fitz House is essentially as it was when it was constructed. The original architectural detail is preserved with oak floors and woodwork in the entrance area and dining and living rooms on the ground floor. The original yellow pine woodwork is present in the basement, kitchen, and in the rooms of the second floor. The floors on the second level are also the original yellow pine. The third level, originally attic space, was finished at a later date but the original character of this level remains unchanged. All of the original walls and ceilings in the house are lath and plaster with horsehair as a binding agent. Period iron heat registers, in all the rooms except the third floor, are original.

**Basement Stairway:** Entrance to the basement from the exterior is via the ground level paneled door on the west façade and also via an interior paneled door on the ground floor level. From the landing inside the exterior door a stairway, 2'6" wide with 9 steps, and the original handrail leads to the basement.

**Basement:** The basement walls are composed of rough, native limestone blocks, fieldstone. The basement is divided into two areas by a concrete wall that bisects it in an east-west direction with a doorway near the west end of the concrete wall. The area, 12'2" wide and 27' long, on the north side of this wall contains the furnace; the old furnace and duct work have been replaced with a newer, more energy efficient type, and all the original plumbing has been replaced with copper. The electrical wiring has also been upgraded in part, but some of the safe, original knob and tube wiring exists. This area also is now used as a laundry and storage area. A study/office occupies an area 12'2" wide and 18'8" long on the south side of the dividing wall. A ceiling of wainscoting has been installed in this area. The remainder of the basement, 8' by 12'2" at the base of the stairs is a storage area for books and files and as an entry into the north side.

**Ground Floor – General Comments:** Three rooms and an entrance area along the west side make up the ground floor level. The ceilings are 8'6" above the floor. All of the walls and ceilings on this level are original except the ceiling in the dining room that had to be replaced with sheet rock because of extensive water damage. The original ceiling, lath and plaster in the living room has been covered with sheet rock. The original walls and ceiling in the kitchen are lath and plaster.

**Ground Floor – Entrance Area:** The entrance area, 9' wide and 16'7" long, extends along the west side of the largest room on this level, the living room, and leads to the kitchen in the northwest part of this level. A stairway with eight oak steps, 3'4" wide, and the original Arts and Crafts newel post and railing leads to a landing and a stairway of seven steps, 2'9" wide, to the second floor. The original oak



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 7 Page 4

---

bench and paneling over a return air duct for the heating system is located against this stairway. Two double-hung windows, side-by-side, are located in the west wall of the entrance area at the foot of the stairs. Proceeding north, toward the kitchen is a paneled door on the west side of the entrance area that leads to the ground level landing and into the basement. There are four steps, 2'7" wide, in this stairway ending at the ground level landing. Opposite the basement door is a recessed closet, 2'6" wide and 2'9" deep, with an open doorway.

**Ground Floor – Kitchen:** The kitchen, 10'4" wide and 12'4' long, contains no built-ins; all cabinets are free standing. The kitchen floor is now ceramic tile with a stone motif that covers the original wood flooring. Lack of the original plans precludes knowing the original condition of this area, but its position in the house, the yellow pine woodwork, and the location of both the water and gas service suggests that this was always the kitchen area. There are two small, side-by-side, double-hung windows in the west wall of the kitchen. These, and the woodwork are original to the house. A brick chimney for the original furnace is located in the southeast corner of the kitchen, just inside and to the east of the doorway from the entrance area. Directly opposite the entry into the kitchen is a paneled door, upper half glass, in the north wall of the kitchen that leads to the back porch.

**Ground Floor – Dining Room:** The dining room, 12'10" wide and 16'6" long is accessed via an opening 7'3" wide in the east wall of the kitchen and via a functional pocket door, 5' wide and 7' high, from the living room. The opening from the kitchen into this room appears to have been extended south during a "renovation" in the 1950's or 1960's. The current owners have not corrected this, but the removed wall can be reconstructed and appropriate woodwork obtained to match that of the kitchen and dining room. All of the oak woodwork in dining room is original including the 1.75" wide picture molding and the pocket door. There are four windows, two on the north side of the room and two on the east side. These windows, with their original oak trim, are side-by-side and double-hung. Past water damage required the complete replacement of the lath and plaster ceiling with sheet rock and original oak floor with new oak flooring.

**Ground Floor – Living Room:** A pocket door in the south wall of the dining room, noted above, leads from the dining room into the living room. This is the largest room on the ground floor level and is 13'4" wide and 20'9" long. Like the dining room it has all the original oak woodwork and picture molding. Center on the east wall of this room is a brick fireplace with a red brick hearth. On each side of the fireplace, on the east wall, is a small, fixed (?) window, and near the center of the south wall are three, side-by-side, double hung windows.

**Second Floor – General Comments:** The floors and woodwork, including the picture molding, of the second floor are yellow pine, typical of the time period when less expensive materials were used for the more private areas of the house. The ceiling is eight feet above the floor and all the doors of paneled fir,



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 7 Page 5

---

except one, are original. The one exception is the door to the third floor that was installed by the current owners.

**Stairway and Hall:** A window at the stair landing in the west façade provides natural light for the stairway; seven steps, 2'9" wide, lead to the second floor. A hallway, 3'10" wide and 12'9" long, at the top of the stairs on the second floor is oriented north-south. It leads north to a bedroom on the left (west side) and a bathroom on the right (east side). Directly east from the head of the stairs is the doorway to the master bedroom. South along this hallway is a door to another room, currently an upstairs parlor, which was probably used, originally, as another bedroom. Immediately south of the second floor landing, on the west side of the hall, is a recessed closet, 2'9" wide and 2'10" deep.

**Second Floor – Bedroom:** The bedroom in the northwest part of the second level is 10'4" wide and 12'6" long with a 3'8" by 3'9" closet recessed in the northeast corner of the room. All of the woodwork and picture molding is original as are the walls and ceiling. Double-hung windows are located in the center of the west wall and the center of the north wall.

**Second Floor – Bathroom:** Immediately east and across the hall from this bedroom is the bathroom, 7'1" wide and 9'8" long, with the original woodwork, walls, ceiling, and light fixtures. The brass light fixtures, located on the west wall, are especially interesting as their style reflects the transition from gas to electricity. The base molding is modern and was installed by the current owners, as was the wainscoting on the lower third of the walls. On the south wall the original built-in medicine cabinet with its beveled glass mirror and wainscoted interior has been restored. A single, double-hung window is located at the center of the north wall of this room.

**Second Floor – Master Bedroom:** The master bedroom, 12'4" wide and 17'3" long, occupies most of the east side of the second floor. Again, the woodwork, walls, and ceiling are original except for the picture molding that has been added. The damaged plaster and lath ceiling has been overlain with sheet rock. There are two single double-hung windows in the east wall of this room, one near the north end of the room and the other near the south end. There are two light fixtures like those described for the bathroom on the north wall of this room and there are two closets, one recessed in the northeast corner of the room and the other recessed in the south east corner. Each closet is 4' wide and 4'8" deep. A paneled door, the upper half glass, on the south wall of this room leads to the sleeping porch/sunroom.

**Second Floor – Sleeping Porch/Sunroom:** This room has four, side by side, double hung windows facing south and a single, narrow, double-hung window in the east and west end respectively. The porch is 8.5' wide and 13' long and extends out over the recessed front porch of the south façade. The woodwork, ceiling, and plaster and lath walls of this room are original.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 7 Page 6

---

**Second Floor – Upstairs Parlor/Library:** At the west end of the north wall of the sleeping porch/sunroom is a paneled door, the upper half glass, that leads to a room more or less near the center of the west side of the house. On the north wall is a door that opens into the second floor hallway. This room is 10'3" wide and 16'10" long and, again, the woodwork, walls, and ceiling are original. Near the center of the north wall of this room is a door with a full-length mirror opening into a recessed closet that is 2'10" deep and 5'9" wide. The original mirror in this door was broken and has been replaced. On the east wall of this room are two light fixtures like those found in the bathroom and master bedroom. Two, side-by-side, double-hung windows are centered on the west wall of this room.

**Second Floor – Small Sun Porch:** A door at the west end of the south wall of the upstairs parlor/library leads to a small room, 6'1" wide and 10'6" long. On the south wall are two, side-by-side, double-hung windows. Woodwork and plaster and lath walls are original. The damaged plaster and lath ceiling has been overlain with sheet rock. Directly opposite the door to this room is a door on the north wall of the upstairs parlor/library to a stairway to the third level. This door is not original to the house and was installed by the current owners. From this door in the west end of the north wall of the upstairs parlor/library there are four steps 3'2" wide to a landing at the north end of the stairs. At the landing the stairway turns east, and there are 9 steps 2'9" wide to the third floor level with an under the roof storage area in the north wall of the stairway.

**Third Floor – General Comments:** At the top of the stairway is an open doorway to the largest of the four rooms on this level. This level was not initially finished, but at a later date, probably in the 1960s, it was modified into an "in house" apartment. The third floor consists of four rooms, a large central room and three smaller rooms, one north, one south, and one east of the large central room. The large room is 17'6" long (east-west) and 10' wide; the north room is 12'2" long (east-west) and 10'3" wide; the south room is 11'1" long (east-west) and 11'4" wide; and the east room is 11' square. There is a paneled fir door into the north room, but the entries to the other rooms are open. The floor in the north room is covered with carpet; floors of the central and south rooms are oak. The oak flooring in these two rooms was probably original and was probably installed using the left over oak flooring from the ground floor. Flooring in the east room is modern oak laminate installed by the current owners.

**Third Floor – Large Central Room:** The large central room is oriented with the long dimension in an east-west direction. There is a small, double-hung window in the center of the west wall of this room and the ceilings slope, following the pitch of the roof, except for a flat ceiling that is oriented with the long dimension in a north-south direction. The sloping ceilings are wainscoted and the flat ceiling is sheet rock over the rafters. The woodwork in this room as well as the in the other three rooms has been crafted to match that of the original part of the house. The current owners have installed a narrow, 1'8" wide by 3' long, skylight in the ceiling/roof on the north side of this room to provide more natural light.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 7 Page 7

---

**Third Floor – East Room:** The new ceiling in the east room slopes, following the pitch of the roof and the rafters are covered with sheet rock. Slightly offset to the north in the east wall of this room is a small, double-hung window like that in the west wall of the larger room. Two storage areas, under the roof, are accessible in this room, one in the north wall and one in the south wall. The current owners have also installed a narrow, 1'8" wide by 3' long, skylight in the ceiling/roof on the north side of this room to provide more natural light. The flooring is oak laminate as noted above.

**Third Floor – South Room:** The ceiling of the south room has been wainscoted over the rafters with a ceiling panel that permits access to the crawl space above. There are three awning windows side-by-side centered in the south wall. In the southeast corner of this room is a 3'4" by 5' projecting closet and is probably not original. It was probably added during the 1960's apartment construction mentioned above. The floor of this room is oak and the walls are sheet rock.

**Third Floor – North Room:** This room is essentially a mirror image of the south room in that the ceiling is wainscoting over the rafters with a ceiling panel that permits access to the crawl space above. The walls are sheet rock and there are three awning windows side-by-side centered in the north wall. Just inside and west of the door into this room is the exposed brick chimney of the original furnace.

**Third Floor – Summary:** The space on this level was originally most likely an attic used for storage. Today these rooms serve as a study and library, and the north room contains bathroom facilities. The partitioning of this space into rooms was not original, but it has been done without injury to the integrity of either the interior or exterior of the house. The current owners' refurbishing of this level has followed the style of the original house as closely as possible.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 8 Page 1

---

SIGNIFICANCE

Summary

The Fitz House at 1014 Houston Street in Manhattan, Kansas is being nominated under Criteria B and C with local significance. Under Criterion B, the property is significant for its association with Professor Leslie Arthur Fitz, who built the subject property in 1914 and lived in it until 1922. During this period, Fitz was Professor of Milling Industry at Kansas State Agricultural College (KSAC – now Kansas State University) and made significant contributions in the field of grain science and milling. Under Criterion C, the house is significant as a well-preserved example of a Craftsman bungalow that displays features of both the Tudor Revival and the Arts and Crafts styles. Features of both styles are visible on the exterior with the latter style being dominant. The Arts and Crafts style characterizes the interior.

Elaboration

Leslie Arthur Fitz was born in Vinland, Douglas County, Kansas on the 2<sup>nd</sup> of October in 1875. His father, a farmer, was George T. Fitz and his mother was Laura Etta Fitz, nee DuMars. His grandfather, George W. Fitz settled in Douglas County, Kansas in 1855 and enlisted and fought in the Civil War with the Second and Ninth Kansas Regiments for three and a half years. Leslie Fitz attended school at Stony Point, No. 3 District in Douglas County, Kansas and entered the Kansas State Agricultural College in 1894 when he was 19. The Bachelor of Science degree was awarded to L. A. Fitz by KSAC in 1902. Fitz spent most of the eight years from 1894 to 1902 teaching in Douglas County, Kansas to finance his college education.

In 1902, Fitz was employed by the U. S. Department of Agriculture in charge of experimenting with small grains. His specialty was fieldwork with small grains; testing, selecting, and hybridizing introduced and native varieties; grain standardization; and the commercial handling and grading of grain. He was stationed in McPherson/Halstead, Kansas, but spent the winters in Washington, D.C. and one year in California. He married Nellie Cecelia Hemmant of Halstead, Kansas in 1904. In 1906 he was transferred to the Office of Grain Standardization and served in that capacity in Baltimore, Maryland; Duluth and Minneapolis, Minnesota; Chicago, Illinois; and Fargo, North Dakota.

He resigned his position with the U. S. Department of Agriculture in 1910 and was placed in charge of the newly established Department of Milling Industry, now the Department of Grain Science at Kansas State Agricultural College in Manhattan, Kansas. From 1910 to 1912 when he was appointed Professor of Milling Industry at KSAC, Fitz published articles advising Kansas, and other, farmers on the growing of and disease prevention in small grains such as wheat. He was also very active in the standardization, handling, and preparation of these grains for human consumption, as well as the hazards of dust explosions associated with grain milling.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 8 Page 2

---

In 1910, Fitz purchased Lots 372 and 373 in Ward 5 (1014 Houston Street) in Manhattan, Kansas from O. H. Halstead, an associate professor of mathematics at KSAC and the owner of the Halstead Clothing Store at 318 Poyntz Avenue. Mr. Halstead had purchased the property from Mr. R. J. Brock, an attorney for the Interurban Railway Company in 1904. Mr. A. S. Houghton, the owner of a livery stable in Manhattan obtained the property in 1883 and sold it to Mr. Brock in 1903. Based on the Riley County tax records, Mr. Houghton was the first to build a house on this site in 1902. On the 14<sup>th</sup> of May 1914, Fitz obtained a permit to build a house at 1014 Houston Street to be completed by 15 August 1914. This house replaced the one built by Houghton and is this house for which this application is submitted.

In the early 1900s, Houston Street was the desired residence of prominent businessmen, attorneys, and university faculty. Referred to as "Cut Glass Avenue," Houston Street was, in 1909, the first paved street in Manhattan, and the original, handcrafted, native Cottonwood limestone curbstones installed in 1904 are still present. Houston Street was named for Samuel Dexter Houston, an early settler, in some ways founder of, Manhattan (Manhattan Mercury, 2 January 2005). Three buildings on Houston Street, two houses (600 and 608) and an apartment building (501) are on the State and National Register of Historic Places.

Professor Fitz continued to make significant contributions to the cultivation and milling of grains and entertained flour makers and grain dealers as well as foreign visitors. According to the Manhattan Tribune of 27 November 1919, p. 7, the Fitz's entertained a party of five from Chile, one was the wife of the ambassador to the U.S, the sister of the ambassador to Belgium, and the daughter of the ambassador to Rome! Fitz was elected vice-president of the local Alumni Club and remained active in KSAC (KSU) alumni affairs throughout his life. In April 1919 he was appointed by KSAC President W. M. Jardine to chair a Committee to erect a Memorial to the fallen soldiers of World War I. The results of this committee's efforts were passed on to the Stadium Committee with the end result that Memorial Stadium was constructed on the campus at KSAC (Willard, 1940).

In 1921 Fitz sold the west 30' of Lot 373, Ward 5 to President W. M. Jardine who was hired by KSAC as Professor of Agronomy in 1910, the same year Fitz became a member of the faculty. Professor Jardine purchased Lot 374 in 1911 and according to the KSAC Faculty Directory for 1910-1911 was living on that lot at 1020 Houston Street. Jardine's home still exists although it is now a rental unit. In 1922 Professor Fitz was granted an unpaid leave of absence from KSAC to accept a position with the Fleischmann Yeast Company in New York City. In 1923 he sold his property at 1014 Houston Street in Manhattan, Kansas to A. E. Anderson and resigned his position with KSAC. His position with Fleischmann was as director of the newly constructed, wheat, flour and bread laboratories--the finest and most complete in the country at the time.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 8 Page 3

---

During his tenure at KSAC he built an enviable reputation among agricultural schools throughout the country. He had built and equipped a hundred barrel capacity model mill and addressed problems of marketing and exportation of grain, the manufacture of grain products, wheat and flour analysis, and experimental milling and baking. All aspects of grain production, planting, disease control, harvesting, marketing, milling, and baking were part of the curriculum in the Department of Milling Industry at KSAC.

In 1934 he was again an employee of the U. S. Department of Agriculture as Principal Grain Exchange Supervisor with the Grain Futures Administration of that Department in Chicago, Illinois. He died in 1945 in Wilmette, Illinois, a Chicago suburb. The Leslie A. Fitz Memorial Fund was established in the Alumni Association Student Loan Fund by his family and friends for students enrolled in flour mill engineering.

#### Architecture

Contemporaneous, the two architectural styles represented by the Fitz House are Tudor Revival, common from 1910 to 1940, and Arts and Crafts Craftsman style bungalows built between 1905 and 1929. In this context it is not surprising that elements of both styles occur in this house although the Arts and Crafts Craftsman style is dominant.

Features of the Tudor Revival style are limited to the exterior and include the steeply pitched roof, cross-gabled footprint, stucco walls and the faux half-timbering on the upper two levels. The wide overhanging eaves and rake with faux rafters and beams, incised (recessed) porch with square tapered columns supporting the roof, and handcrafted stone work reflect the Arts and Crafts features of a Craftsman bungalow. The simple, straight lines of the interior window and door trim, the picture molding, the stairways, and the fireplace all typify the Arts and Crafts style.

Although it is uncertain, the house at 1014 Houston Street may have been designed by Henry B. Winter, an architect and prominent alumnus of KSAC (KSU). Henry Winter, the son of a successful Manhattan, Kansas building contractor, John M. Winter, entered the newly created architectural program at Kansas State Agricultural College in 1905 and graduated in 1909. One of his first projects upon graduation was The First Baptist Church in Manhattan that unfortunately no longer exists. However a number of other public and private buildings he designed still exist in Manhattan and eastern and central Kansas. These include churches, schools, retirement homes, and at least one library, as well as a number of private homes. Some buildings in Manhattan, Kansas that Winter designed and built are as follows: 716, 824, Leavenworth, (4) 814 Osage, 331 N. 17<sup>th</sup> Street (now the Smith Scholarship House), and his own home at 501 Bluemont. Homes he designed at 300 and 1417 Leavenworth and 130 Yuma, unfortunately, no longer exist. He also designed the Paddleford Apartment Building at 513 N. 16<sup>th</sup> Street and the Lyda-Jean Apartment House at 501 Houston Street in Manhattan. These buildings generally follow three



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 8 Page 4

architectural styles or combinations of them. They are Tudor Revival, Arts and Crafts, and/or the Prairie style. The Paddleford building is a combination of the two latter styles. His home at 501 Bluemont is an Arts and Crafts Craftsman bungalow. Structures resembling the Fitz house, a combination of Tudor Revival and Arts and Crafts, are also known. Two such examples are: the William Wareham house at 824 Leavenworth Street in Manhattan, Kansas built in 1910 and the Limbocker house in Burlington, Kansas built in 1914. Most of Winter's designs for private homes included one and a half to two and a half stories with the upper levels faux half-timbered and stucco. The stucco, when present, is distinctive in that it always appears to have been blown on resulting in a small pebble effect (O'Brien, pers. comm., 2004)

There are several strong lines of evidence that support the suggestion that Henry Winter was involved in the Fitz House at 1014 Houston Street. First it was built during the time period that Henry Winter was active in Manhattan and the surrounding areas. Second the exterior is a blend of Tudor Revival and Arts and Crafts architectural styles, and the interior is Arts and Crafts. Third, and perhaps most importantly, Winter, according to the 10 June 1910 issue of the Manhattan Nationalist, built the Swedish Lutheran Church in McPherson, Kansas. At that time Fitz was located in McPherson and through his acquaintances there and subsequent work in the area was probably aware of Henry Winter's work. In reviewing Fitz's activities (see above) we learn that he was involved throughout his life with KSAC alumni, and Henry Winter was an alumnus. Finally, Henry Winter was actively pursuing his profession in Manhattan at the time that Fitz was placed in charge of the Department of Milling Science at KSAC. Thus, it can be inferred that late in 1914 the grain scientist, Professor L. A. Fitz, engaged the architect, Henry B. Winter, to design and build the residence at 1014 Houston Street.

In a larger sense, the Fitz House, at 1014 Houston Street, represents a significant link with other houses on historic Houston Street, the first paved street in the city (Manhattan Nationalist, 24 December 1908, p. 1). Indeed, Houston Street was paved even before the main street, now Poyntz Avenue. The brick sidewalk, at one time a necessarily expensive display of prestige, is set in a herringbone pattern and links it to those houses that were built on Houston Street during the 19<sup>th</sup> century. Likewise, native Cottonwood limestone curbstones unique to Houston Street, the first street in Manhattan to have curbing, are found in the 1000 block. According to the Manhattan Republic for 9 June 1904 (p.7) the contract for these curbstones, from 11<sup>th</sup> Street (then 9<sup>th</sup> Street) to the railroad was awarded to Charles A. Howell. Mr. Howell, an African-American stonemason who built a number of stone and brick structures in and around Manhattan at this time. These include the Presbyterian Church at 8<sup>th</sup> and Leavenworth, the memorial gateway and stone fencing around Sunset Cemetery in Manhattan, the Lydia-Jean Apartment House at 501 Houston, and a number of buildings on the KSAC campus, including Willard Hall in 1939. In all probability, Howell did the stonework on the Fitz House. Rough-hewn fieldstones from local outcrops of the Cottonwood and Neva limestone, used in constructing the basement at 1014 Houston Street are also found in most, if not all, houses along Houston Street.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Fitz House  
Riley Co., Kansas

Section number 8 Page 5

---

**Conclusion**

The original architectural integrity of the exterior and interior of the house has been maintained, and it looks today very much as it no doubt did when it was built in 1914 for Professor Leslie A. Fitz. It is an excellent example of a Tudor Revival/Craftsman house of the early 20<sup>th</sup> century, and it is a fitting tribute to the importance of Professor Fitz who achieved local, state, and national recognition for his important and significant work in grain science and milling.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Fitz House  
Riley Co., Kansas

Section number 9 Page 1

---

**Bibliography**

Architectural Styles of America, Tudor Revival and Arts and Crafts/Craftsman.  
<http://jan.ucc.nau.edu/~twp/architecture/>

Connelley, W. E., 1918, A Standard History of Kansas and Kansans, [www.accessgenealogy.com](http://www.accessgenealogy.com)

Daily Mercury (various issues).

Fitz, L. A., 1910, Kansas Wheat and Its Improvement.

KSAC Forty-Seventh Annual Catalogue, 1909-1910, p.9.

KSAC Forty-Eighth Annual Catalogue, 1910-1911, p.9.

Manhattan Mercury (various issues).

Manhattan Nationalist (various issues).

Manhattan Republic (various issues).

Manhattan Tribune (various issues).

Martin, G. W. (ed) , 1912, Collections of the Kansas State Historical Society, 1911-1912, vol. XII,  
Topeka, Kansas.

<http://skyways.lib.ks.us/genweb/archivres/1918ks/biof/fitzla.html>

O'Brien. P. J., Henry B. Winter, Chapter 4 in " The Architects and Buildings of Manhattan, Kansas",  
unpublished manuscript.

O'Brien, P. J., 2004, Lyda-Jean Apartments at 501 Houston Street in Manhattan Kansas, Registration  
Form, National Register of Historic Places, U. S. Department of the Interior, National Park Service  
Form 10-900, October 1990.

Office of County Clerk, Riley County Court House, tax records and deeds.

Records of the Alumni of KSAC, KSAC, Manhattan, 1914, p.135.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Fitz House  
Riley Co., Kansas

Section number   9   Page   2  

---

Riley County Historical Society and Museum, various records.

Royal Purple – KSAC Year Book for 1915, p.58.

Skagg, B., 1985, Historical Homes and Buildings Tour, Manhattan, Kansas, Eagle Scout Project, Riley County Museum Booklet.

The Industrialist, vol. 30, 1903-04, p.159, 319, 419.

The Industrialist, vol. 31, 1904-05, pp.64-66.

Willard, J. T., 1940, History of the Kansas State College of Agriculture and Applied Science, Kansas State College Press, Manhattan, Kansas.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Fitz House  
Riley Co., Kansas

Section number 10 Page 1

---

**Verbal Boundary Description**

Ward 5, Lot 372 and the East 20.25 feet of Lot 373

**Boundary Justification**

This boundary includes all of the property historically associated with this resource that retains its integrity.